



**Environmental
Planning
Commission**

**Agenda Number: 12
Project Number: 1004647
Case: 06EPC 00066
September 21, 2006**

Supplemental Staff Report

Agent	Consensus Planning
Applicant	La Orilla Group
Request(s)	Site Development Plan for Building Permit
Legal Description	Lot 10-B, Bosque Plaza
Location	SE corner of Coors Boulevard NW and La Orilla Road (3601 Bosque Plaza Lane NW)
Size	Approximately 1.4 acres
Existing Zoning	C-1 (SC)
Proposed Zoning	Same

Staff Recommendation

**APPROVAL of 06EPC 00066, based on the
findings beginning on Page 6 and the
conditions of approval beginning on Page
8.**

Staff Planner

Catalina Lehner, AICP- Planner

Summary of Analysis

This request for a site plan for building permit, for Lot 10-B of the Bosque Plaza shopping center, is to develop a fast-food restaurant (Panda Express) with a drive-up service window. This request has been in the EPC process since March 2006.

In July 2006, the EPC approved the Bosque Plaza site plan for subdivision design standards with which the proposed site plan for building permit must comply. Two drive-thru restaurants are allowed. Dairy Queen (Project #1004365) was the first. The proposed Panda Express restaurant would be the second.

Overall this request complies with the design standards and policy compliance has improved. The neighborhoods do not oppose the project and want to ensure that it complies with the design standards.

Staff recommends approval subject to minor conditions.

This supplemental report should be read in
conjunction with the April 20, 2006
supplemental Staff report.

City Departments and other interested agencies reviewed this application from 2/6/06 to 2/17/06.
Agency comments used in the preparation of the original (March) Staff report begin on Page 21 of that report.

Timelines & Design Standards

At its March 16, 2006 hearing, the Environmental Planning Commission (EPC) deferred this request for a site plan for building permit for a Panda Express restaurant for 30 days. The site plan for subdivision for the Bosque Plaza shopping center (Project #1004167, 05EPC-01225), which contains applicable design standards, was also deferred at the March hearing. At the April 20, 2006 hearing, both requests were deferred for 60 days to the June 15, 2006 hearing.

In June, the applicant requested a 30-day deferral for the Bosque Plaza site plan for subdivision and a 60 day deferral for the Panda Express. The Bosque Plaza site plan for subdivision, with design standards for the shopping center, was approved at the July 20, 2006 EPC hearing. The Panda Express was to be heard in August. However, the applicant requested a 30-day deferral to the September 21, 2006 hearing to have sufficient time to ensure that the Panda Express complies with the approved design standards in the Bosque Plaza site plan for subdivision.

Report Scope

In this supplemental report, Staff: I) reviews the revised site plan for building permit for the proposed Panda Express restaurant, II) updates policy analysis based on recent revisions, and III) compares the proposed site plan for building permit to the design standards for the Bosque Plaza shopping center. (Note: The March 16, 2006 Staff report contains a full policy analysis).

I) Revisions-Site Plan for Building Permit

The site plan reviewed here is the September 6, 2006 version.

Architecture & Design: The height of the tallest tower, 21 ft., has been lowered 8 in. since the April version. The Red brick veneer wainscot has also been present since April. In keeping with Territorial style architecture, the parapet will be capped with red brick. The primary building colors, tan and light tan, will blend acceptably with the area's natural conditions.

Staff and applicant compromised regarding the doors, which are proposed to remain red and will be trimmed in white. The oriental-style feature above the main door will be red-brown. Red-brown canvas awnings are still included on all façades except the western façade. The color needs to be indicated as red-brown (not maroon) on the elevations. As required in the Bosque Plaza design standards, awning color must match the building or the brick trim. The fabric sunshade that covers part of the patio seating area is also dark red-brown, which Staff believes will generate too much heat in this location and will likely detract from the Bosque setting. Tan or light brown would be more appropriate.

Signage: The previously proposed signage conflicted with the intent of the CCSDP signage regulations, which promote signage sensitive to the design and character of the Coors Corridor. Staff continued to believe the signs were too large and distracting for the Bosque setting east of Coors. The applicant has met Staff halfway.

There is no longer an 8 ft. monument sign proposed along Coors Blvd. Logo signs are now 5 ft. by 5 ft. (same as Dairy Queen-Project #1004365), which is generous given the sensitivity of the area east of Coors. There will be no logo sign on the proposed building's western façade and no letter sign on its southern façade. The Panda Express logo signs are 25 sf each. The name sign is approx. 39 sf and is underlined in yellow. All signs are franchise design and colors (white, black and red) and are fluorescent lit.

Pedestrian Connections: The pedestrian path linking the subject site to the Village Inn site to the north has been widened to 6 ft. to comply with the Bosque Plaza design standards. It is made of textured colored concrete. The 8 ft. concrete path connecting the subject site to Coors Blvd. remains. A 6 ft. pedestrian path of textured colored concrete, connecting the subject site with Lot 7 to the south, is depicted on the landscape plan but not on the site plan. This path needs to be shown on the site plan.

II) Policy Analysis Update

This analysis examines policies for which the degree of compliance has changed based upon revisions. **For a full policy analysis and for compliance that has not changed, please refer to the original March 16, 2006 Staff report.**

Comprehensive Plan

Compliance with applicable Comprehensive Plan policies has increased. Design modifications have been made that further the following policies, which previously were not furthered.

Policy II.B.5d calls for the location, intensity and design of new development to respect neighborhood values and natural environmental conditions. The Panda Express franchise design and colors have been modified to blend with the surrounding area. The red-brown brick wainscot and awnings comply with the Bosque Plaza design standards, which the neighborhoods were very involved in developing. The building colors blend acceptably with the area's natural conditions. Overall, the request *further*s the intent of Policy II.B.5d-neighborhood values/natural environmental conditions.

Policy II.B.5l calls for design appropriate for the plan area, and for quality and innovation in new development. Though not innovative, the design has become more appropriate for the area east of Coors and near the Bosque. The number of signs and the size of the logo signs have decreased, and the standard franchise design and color scheme have been modified. The request *further*s the intent of Policy II.B.5l-design quality/innovation.

West Side Strategic Plan (WSSP)

Compliance with applicable WSSP policies has increased. Recall that development in Bosque Plaza shall be sensitive to the environment because of its location in the Bosque Transition Zone (p. 202). Previously, these policies were not furthered.

Policy 3.18 calls for Bosque protection and sensitive development east of Coors Blvd. Lessened signage enable the building to blend better with its natural surroundings. The design modifications comply with

the design standards. Staff feels that, however, the building would be more sensitive to the Bosque setting if it did not have awnings and a brick wainscot. The request *partially furthers* WSSP Policy 3.18.

Policy 4.10 calls for design to support alternatives to single-occupancy vehicle travel. A pedestrian path to Coors Blvd. and another path connecting to Lot 7 have been added. Previously there was only one path, and it connected to the Village Inn parking lot. However, the use is a drive-thru restaurant and the subject site is not connected to Bosque Plaza Lane. Overall, the request *partially furthers* Policy 4.10.

Coors Corridor Sector Development Plan (CCSDP)

Compliance with applicable CCSDP policies has increased. Recall that the overarching purpose of the CCSDP design standards is to ensure compatibility of new development with the natural landscape and the built environment.

The request now *partially furthers* **Policy 4.d.1-Signage**. The signage is still franchise design and color, but it is not as abundant as before. **Policy 9-Site lighting**, is now *furthered* because the building-mounted lighting no longer projects upward. The view analysis shows that the proposed building, which was lowered by 1 ft. 4 in. from its original 23 ft., no longer penetrates the view plane. Therefore, the request *furtheres* **Policy 4.c.1-View Preservation**.

III) Compliance with Bosque Plaza Design Standards

Compliance with the design standards for the Bosque Plaza shopping center is noted below. Staff has elaborated regarding the standards with which the proposed site plan for building permit does not comply, but finds that overall compliance has greatly improved.

A. Landscape Concept—Does not comply with #1, 3 and 6.

#1: At least one coniferous tree needs to be added to the parking lot landscape.

#3: 75% of the parking area trees shall be deciduous. The proposal shows 100% deciduous.

#6: “80% of landscaped areas over 36 sf shall be covered with living, vegetative materials”. The proposed site plan needs to provide additional landscaping in the northern parking lot island, near the drive-thru entrance and the southwestern corner of the front landscaped street yard.

B. Setbacks—Complies.

C. Parking and Circulation—Does not comply with #12.

#12: All crosswalks shall be made of textured, colored concrete.

D. Screening Walls & Fences—Complies.

E. Lighting Standards—Complies.

F. Signage Standards—Does not comply with #1a.

#1a: Signage shall be consistent with the color and architectural style of the building or site location. The logo signs have bright red and yellow franchise-style elements that do not comply with this standard. However, the Dairy Queen (Project #1004365) was allowed franchise signage.

G. Site/Architectural Objectives—Partially complies with #1a, #3b2.

#1a: Pedestrians do not have to cross parking aisles and landscaped islands, but they have to walk perpendicular (not parallel as required) to moving cars.

#3b2: The proposed building has a brick parapet cap, multi-paned windows and awnings. However, the roof is not flat as in Territorial Revival Style architecture.

H. Utilities—Complies.

I. Code Compliance—n/a

(this section states that the site plan for subdivision for Bosque Plaza will comply with all requirements).

J. View Preservation—Complies.

K. Sidewalks/Bikeways—Does not comply with #4.

#4: No pedestrian path from the subject site to Bosque Plaza lane is provided.

L. Pedestrian Plan—Does not comply with #1, Map.

Map: The pedestrian path between the subject site (Lot 10-B) and Lot 7 is not shown on the site plan.

#3: Individual business pedestrian access is not provided using a direct link to Bosque Plaza Lane as depicted in the Pedestrian Plan.

Neighborhood Concerns Update

Background: The applicant presented revised site plans for Panda Express and Bosque Plaza to the neighborhoods in April. Both the Taylor Ranch Neighborhood Association (TRNA) and the Alban Hills Neighborhood Association (AHNA) supported a deferral pending approval of the Bosque Plaza site plan for subdivision. Panda Express was mentioned at a facilitated meeting (held July 5, 2006) regarding connectivity issues for the Bosque Plaza shopping center.

Current: The applicant provided an updated Panda Express site plan to the neighbors. Staff has spoken to a representative from the TRNA and the AHNA. Both indicated that they do not oppose the project, but they want to make sure that it complies with the design standards in the Bosque Plaza site plan for subdivision.

Conclusion

The applicant has revised design, signage and site elements and has made progress since the April 2006 version of the proposed site plan for building permit. Unlike previous changes, the most recent revisions are meaningful because they increase compliance with applicable Comprehensive Plan, WSSP and CCSDP policies. The decrease in signage, addition of pedestrian paths, lighting modification and reduction in tower height make the proposed building more appropriate for the area and the Bosque setting east of Coors.

Approved at the July 2006 EPC hearing, the Bosque Plaza site plan for subdivision (Project #1004167, 05EPC-01225) contains applicable design standards. The proposed site plan for building permit was revised with these standards in mind. Staff has noted instances when the proposed site plan for building permit does not comply with the design standards, but finds that overall compliance has greatly improved. The neighborhoods do not oppose the project and want to make sure that it complies with the design standards. Staff recommends approval subject to minor conditions.

FINDINGS - 06EPC 00066, September 21, 2006-Site Development Plan for Building Permit

1. This request is a site development plan for building permit for Lot 10-B of the Bosque Plaza shopping center, an approximately 1.4 acre site zoned C-1 (SC). The applicant proposes to construct a 2,448 square foot Panda Express fast-food restaurant with a drive-up service window.
2. The subject site is located in the Bosque Plaza shopping center. The EPC approved design standards for the Bosque Plaza shopping center at its July 20, 2006 hearing (Project #1004167, 05EPC-1225).
3. The applicant has obtained a conditional use permit for the drive-up service window as required in the C-1 zone.
4. Two fast-food restaurants with a drive-up service window are allowed in the Bosque Plaza shopping center. Dairy Queen (Project #1004365) was the first. The Panda Express will be the second.
5. The request *further*s the following applicable Comprehensive Plan policies:
 - A. Policy II.B.5e-programmed facilities/neighborhood integrity. Provision of urban infrastructure will not disrupt neighborhood integrity.
 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. This new development will respect existing neighborhood values and environmental conditions by blending acceptably with the area's natural setting.
 - C. Policy II.B.5j-general location of new commercial development. The subject site is in a small shopping center zoned for commercial uses.
 - D. Policy II.B.5l-design quality/innovation. The design is of a high-quality that is appropriate for the Plan area.
6. The request *partially further*s the following applicable Comprehensive Plan policies:
 - A. Policy II.B.5i-employment/service use location. Noise and light are not likely to affect residential areas, but drive-thru uses generate large volumes of traffic.
 - B. Policy II.B.5a-full range of urban land uses. The request will not diversify land use in the area, but it will provide an additional commercial service.

7. Though the request does not further the intent of the Activity Centers Goal, the subject site is zoned C-1 (SC) and comports with Policy d of the Goal which states that small activity centers may develop outside of designated centers.
8. The request *further*s West Side Strategic Plan (WSSP) Policy 3.12-contiguous location for growth, because the location is appropriate for growth and efficient for receiving City services.
9. Regarding the WSSP, the request *partially further*s the following policies:
- A. Policy 3.18-Development east of Coors/Bosque preservation. The building's color will blend with the natural setting, though the franchise signage does not fit in as well.
 - B. Policy 4.10-land use/vehicle alternatives. Pedestrian paths lead to Coors Blvd. the lot adjacent to the north, but not to Bosque Plaza Lane.
10. The request *complies* with the following Coors Corridor Sector Development Plan (CCSDP) regulations:
- A. Policy 4.b.3-Front Landscaped Street Yard (Design Regulations 1 and 2). The street yard measures 35 ft. and its coverage meets the CCSDP requirement.
 - B. Policy 4.b.9-Site Lighting. The 20 ft. high light poles comply.
 - C. Policy 4.c.1-View Preservation. The views analysis demonstrates compliance.
11. The request *partially further*s the intent of the following applicable CCSDP policies:
- A. Policy 4.a.3-New Development. The building's modified franchise design will fit in moderately well overall with the area's natural setting.
 - B. Policy 4.d.1-Signage. Signage quantity and size are acceptable, though the franchise colors are incompatible with the surrounding Bosque environment.
 - C. Policy 4.b.7-Access. Pedestrian paths are provided, but there is no separate pedestrian and vehicle access from Bosque Plaza Lane.
 - D. Policy 4.b.10-Architectural Design (Guideline 2 & 3). The building's main colors are used in traditional Southwestern architecture, but most accent colors are not. The building is a modified franchise design.

12. The design modifications made since the March 2006 hearing are meaningful because they increase the degree of compliance with applicable Comprehensive Plan, WSSP and CCSDP policies.

13. The site plan does not show a pedestrian path connecting the subject site (Lot 10-B) to the lot to the south. The Bosque Plaza Pedestrian Plan shows a connection between the subject site and Lot 7, though a path near the boundary between Lot 7 and the adjacent Lot 8 would serve adequately as a connection to the south.

14. The landscape plan does not provide a mixture of parking lot trees or living vegetative material over at least 80% of the landscape area as the Bosque Plaza landscape standards require.

15. The fabric sunshade that covers part of the patio seating area is a dark color that will generate heat and is likely to detract from the Bosque setting.

16. The Taylor Ranch Neighborhood Association (TRNA) and the Alban Hills Neighborhood Association (AHNA) want to ensure that the site plan for building permit complies with the design standards in the site plan for subdivision for the Bosque Plaza shopping center.

RECOMMENDATION - 06EPC 00066, September 21, 2006

APPROVAL of 06EPC 00066, a Site Development Plan for Building Permit for Lot 10-B, Bosque Plaza, zoned C-1 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS - 06EPC 00066, September 21, 2006-Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.

3. The site development plan for building permit shall comply with all design standards contained in the approved Bosque Plaza site development plan for subdivision (Project #1004167, 05EPC-1225).

4. Vehicle Circulation & Parking:

- A. The southern drive aisle shall be marked with one-way signage and striping.
- B. The motorcycle spaces shall be relocated to a more readily visible location to comply with Zoning Code 14-16-3-1(C)(2).

5. Pedestrian & Bicycle Circulation:

- A. A 6 ft. pedestrian connection shall link the subject site to Lot 8 to the south, and be located near Lot 8's western border. The path shall be made of textured, colored concrete (Bosque Plaza Parking & Circulation Standard #12).
- B. The pedestrian connection from the Village Inn parking lot shall be made of textured, colored concrete (Bosque Plaza Parking & Circulation Standard #12).
- C. The site plan shall indicate that three bicycle spaces are provided.

6. Architecture & Design:

- A. The color of the awnings shall be indicated as red-brown on the elevations.
- B. The fabric sunshade covering part of the patio shall be a light tan color so it will match the building, blend with the Bosque setting and not generate heat.

7. Landscaping-General:

- A. A reference regarding meeting the Bosque Plaza Landscape Standards' requirement for 80% living vegetative cover shall be added to the general landscape notes.
- B. The statement regarding high-water use turf shall be removed.

8. The following conditions will ensure compliance with the Bosque Plaza landscaping standards:

- A. An evergreen tree species shall be used in the parking lot (Landscape Standards #1 and #3). The two Raywood Ash in the northeastern island shall be replaced by Afghan Pines.
- B. To meet the requirement for 80% living vegetative coverage, additional plants shall be added to the following areas: the southwest corner of the front street yard, near the drive-thru entrance and the north middle parking lot island (Landscape Standard #6).

9. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Site plan shall comply and be designed per DPM Standards.
-

***Catalina Lehner, AICP
Planner***

cc: La Orilla Group LLC, 5445 Edith NE, Suite F, Albuquerque, NM 87107
Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102

Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
Ken Brudos, Alban Hills NA, 6417 Camino del Arbol NW, Albuquerque, NM 87120
Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuquerque, NM 87120
Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuquerque, NM 87120
Alan Schwartz, c/o Las Terrazas NA, PO Box 66862, Albuquerque, NM 87193
Sharon Sharrett, 6250 Winterhaven Rd. NW, Albuquerque, NM 87120
Sandra Carnes, 6408 Winterhaven Rd. NW, Albuquerque, NM 87120